



CITY OF  
**ISSAQUAH**  
WASHINGTON

**Development Services**

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Issaquah, WA 98027  
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March 15, 2013

Richard Rawlings  
Issaquah Terrace, LLC  
11624 SE 5<sup>th</sup> Street, Suite 200  
Bellevue, WA 98005

**Subject:     Lakeside Apartments  
                  Parcels 2A and 2b (Lakeside)  
                  Site Development Permit – Sufficiency review  
                  Planning application SDP13-00001**

Dear Mr. Rawlings,

On March 4, 2013, the Permit Center received the above referenced Site Development Permit application for a 298 apartment complex, proposed on a 13.5 acre site for Polygon Northwest, Co. The Development Services Department has completed a sufficiency review of the application and has made a determination that a few items are being requested in order to make the application sufficient and complete. Those items requested are:

1. Provide a site survey of the site that illustrates the existing site contours. Include and illustrate any existing slopes that are 40% and greater (e.g. far northeastern corner). Provide information on the fill of the site to ensure compliance with the Grading conditions in Appendix M.
2. In order to determine parking requirements, provide information on how many dwelling units are studios, 1 bedroom and 2 or more bedrooms. As part of the analysis, how many parking stalls are surface stalls and how many are within apartment garages.
3. What is the character/design of the carports?
4. Are the interior roadways proposed to be public or private?
5. Provide additional information on the children's play area east of Building #2. What is the play equipment and for what ages will the play equipment serve? Also, is there any information available on the surface material proposed below the play equipment?
6. Provide calculations on the sizing of the enclosures. Will the townhomes located along Roads F & G keep their trash cans/recycling bins individually in garages rather than use of the common area dumpsters?

7. Is the intersection immediately after entering the site raised or are their raised crosswalks surrounding it? The elevational changes are not clear.

For the requested information in #1, provide 10 full size copies and 2 reductions at 11" x 17". For all other information, provide either an expanded narrative information or provide 10 copies. Please provide this at your earliest convenience due to time constraints of city processing of the permit. The Development Services Department has, however, started the review process of the application. I will let you know of any project concerns.

Please also be aware that as the First Implementing Permit of the Lakeside Development Agreement certain actions are required before or upon submittal of this permit. These actions have not been fully completed so at this time your application is considered incomplete. Please contact us to discuss the resolution of these matters.

If you have any questions regarding this, please feel free to contact me by email at [jerryl@issaquahwa.gov](mailto:jerryl@issaquahwa.gov) or call me at (425) 837-3091.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind  
Senior Planner

JL/jl

cc: John Minato DSD Director  
David Favour, DSD Deputy Director  
Lucy Sloman, Land Development Manager  
Polygon Northwest, Co., 11624 SE 5<sup>th</sup> Street, Suite 200, Bellevue, WA 98005  
Lakeside Industries, 6505 226<sup>th</sup> Place SE, Suite 200, Issaquah, WA 98029  
File copy, SDP13-00001

SDP13-00001 Lakeside Apts sufficiency 3-15-13